

DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development

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December 10, 2004

Mr. Mike Warren
City Manager
City of Redding
770 East Cypress Avenue
Redding, CA 96001

Dear Mr. Warren:

RE: Review of the City of Redding's Adopted Housing Element

Thank you for submitting Redding's adopted housing element, received for the Department's review on November 29, 2004. As you know, the Department is required to review adopted housing elements and report the findings to the locality pursuant to Government Code Section 65585(b).

The Department's October 25, 2004 review found the City's draft housing element met the statutory requirements of State housing element law. Given all revisions were incorporated into the element and adopted by the City Council, the Department is pleased to find the adopted housing element in compliance with State housing element law (Article 10.6 of the Government Code).

The Department commends the City for adopting a variety of programs to provide and maintain housing affordable to all economic segments of the population. Specifically, the Department recognizes Redding's efforts to provide incentives to housing developers, including the infill construction loan and self-help programs. Redding has also included a number of innovative programs to facilitate the development of affordable housing, including its efforts to acquire and consolidate parcels, the Downpayment Assistance Program and the Homeownership Assistance Program. These programs will assist the City's efforts to provide a wide variety of housing opportunities for the community.

In addition, because the City's adopted housing element is in compliance, Redding has met the threshold requirements for an innovative new program that rewards local governments for approving affordable workforce housing. The Workforce Housing Program, funded by Proposition 46, provides grant funds to eligible local governments for every qualifying unit permitted, beginning calendar year 2004. Grant awards can be used to fund any capital asset project, such as transportation or park improvements. More specific information about the program is available on the Department's website at <http://www.hcd.ca.gov/ca/whrp/>.

The Department wishes the City of Redding much success in implementing its land-use and housing policies and looks forward to following the City's annual progress and achievements through the annual general plan progress reports required pursuant to Government Code Section 65400. These reports are annually required to be submitted to this Department and the local legislative body by October 1. If we can provide any additional assistance in implementing the City's housing and land-use strategies, or if you have any additional questions, please contact Paul McDougall, of our staff, at (916) 322-7995.

In accordance with requests pursuant to the Public Records Act, The Department is forwarding copies of this letter to the persons and organizations listed below.

Sincerely,



Cathy E. Creswell
Deputy Director

cc: Jim Hamilton, Director, Development Services Department, City of Redding
Kent Manuel, Senior Planner, City of Redding
Mark Stivers, Senate Committee on Housing & Community Development
Suzanne Ambrose, Supervising Deputy Attorney General, AG's Office
Terry Roberts, Governor's Office of Planning and Research
Nick Cammarota, California Building Industry Association
Marcia Salkin, California Association of Realtors
Marc Brown, California Rural Legal Assistance Foundation
Rob Weiner, California Coalition for Rural Housing
John Douglas, AICP, Civic Solutions
Deanna Kitamura, Western Center on Law and Poverty
S. Lynn Martinez, Western Center on Law and Poverty
Alexander Abbe, Law Firm of Richards, Watson & Gershon
Michael G. Colantuono, Colantuono, Levin & Rozell, APC
Ilene J. Jacobs, California Rural Legal Assistance, Inc.
Richard Marcantonio, Public Advocates
Eileen McCarthy, Legal Services of Northern California